

117.0

0003

0001.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

964,300 / 964,300

USE VALUE:

964,300 / 964,300

ASSESSED:

964,300 / 964,300

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
81		THESDA ST, ARLINGTON

Legal Description		User Acct
		75493
		GIS Ref
		GIS Ref
		Insp Date
		09/21/20

**OWNERSHIP**

Unit #:

Owner 1: RABINOWITZ JONATHAN &amp; NATALEE

Owner 2:

Owner 3:

Street 1: 81 THESDA ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: GREENER FREDERICK G--ETAL -

Owner 2: GREENER SANDRA R. -

Street 1: 81 THESDA ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .497 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Vinyl Exterior and 2401 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

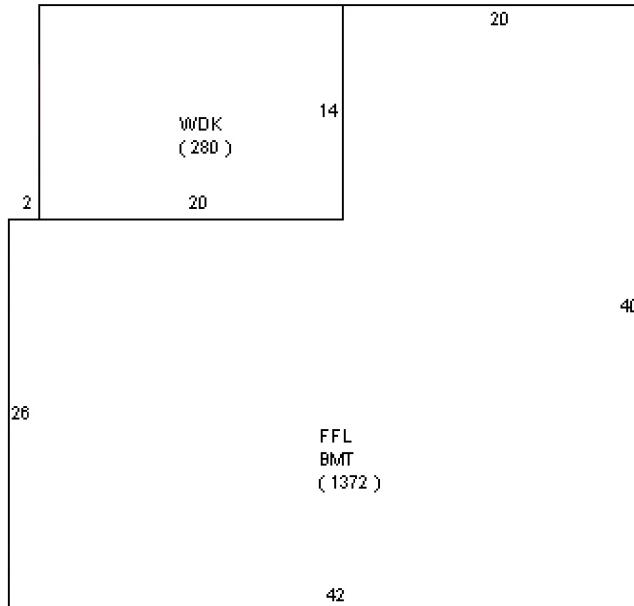
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

**BATH FEATURES**

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	1	Rating: Average

**COMMENTS**

bsmt sink.

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1957
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	AG - Avg-Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	26.4	%
--------	------	---

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	136.350
Other Features:	94842
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382834
Depreciation:	101068
Depreciated Total:	281766

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	136.35	
Special Features:	0	Val/Su Net:	93.19	
Final Total:	281800	Val/Su SzAd:	205.39	

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x12	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	10x16	A	AV	2005	0.00	T	11.2	101						

Total Special Features: [ ]

Total:

**SKETCH**

bsmt sink.

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
BMT	Basement	1,372	71.580	98,213	BMT	100	GFB	75	A
FFL	First Floor	1,372	136.350	187,072					
WDK	Deck	280	9.670	2,707					
Net Sketched Area:		3,024	Total:		287,992				
Size Ad	1372	Gross Area	3024	FinArea	2401				

**IMAGE**

**AssessPro Patriot Properties, Inc**

More: N